

STATE OF CALIFORNIA
CAPITAL OUTLAY
BUDGET CHANGE PROPOSAL (COBCP)
COVER PAGE (REV 06/15)

DEPARTMENT OF FINANCE
915 L Street
Sacramento, CA 95814
IMS Mail Code: A15

BUDGET YEAR 2016-17

ORG CODE: 6600 COBCP NO. 1 PRIORITY: 1 PROJECT ID: 00000000000702
(Business Unit/Entity) (15 digits; for new projects, leave blank)

DEPARTMENT: Hastings College of the Law

PROJECT TITLE: Hastings Academic Building Replacement

TOTAL REQUEST (DOLLARS IN THOUSANDS): \$18.750 MAJOR/MINOR: MA

PHASE(S) TO BE FUNDED: DB PROJ CAT: CID CCCI/EPI: 6284/3277

SUMMARY OF PROPOSAL: Hastings College of the Law requests an increase of \$18.8 million lease revenue bond financing for the Design-Build phase of the Academic Building Replacement project to incorporate necessary elements identified during the initial programming phase, additional site work not previously identified, and to reflect current conditions in the construction services market. The Academic Building Replacement project was approved in 2015-16 at a total project cost of \$36.8 million lease revenue bond financing (\$2 million for Performance Criteria and \$34.8 million for the Design-Build phase). The proposed increase in project costs will allow the project to proceed on schedule to begin the Design-Build phase in January 2017 and completion is anticipated by December 2019.

HAS A BUDGET PACKAGE BEEN COMPLETED FOR THIS PROJECT? (E/U/N?): N

REQUIRES LEGISLATION (Y/N): N IF YES, LIST CODE SECTIONS: _____

REQUIRES PROVISIONAL LANGUAGE (Y/N) Y

IMPACT ON SUPPORT BUDGET: ONE-TIME COSTS (Y/N): N FUTURE COSTS (Y/N): N

FUTURE SAVINGS (Y/N): Y REVENUE (Y/N): N

DOES THE PROPOSAL AFFECT ANOTHER DEPARTMENT (Y/N): N IF YES, ATTACH
COMMENTS OF AFFECTED DEPARTMENT SIGNED BY ITS DIRECTOR OR DESIGNEE.

SIGNATURE APPROVALS:

[Signature] 3/25/16
PREPARED BY _____ DATE _____
[Signature] 3-25-16
DEPARTMENT DIRECTOR _____ DATE _____

REVIEWED BY _____ DATE _____
AGENCY SECRETARY _____ DATE _____

DOF ANALYST USE

DOF ISSUE # _____ PROGRAM CAT: _____ PROJECT CAT: _____ BUDG PACK STATUS: _____
ADDED REVIEW: SUPPORT: _____ OCIO: _____ FSCU/ITCU: _____ OSAE: _____ CALSTARS: _____
PPBA: Original Signed By: Sally Lukénbill Date: 1/1/16

STATE OF CALIFORNIA
CAPITAL OUTLAY
BUDGET CHANGE PROPOSAL (COBCP)
NARRATIVE PAGE (REV 08/14)

DEPARTMENT OF FINANCE
915 L Street
Sacramento, CA 95814
IMS Mail Code: A15

BUDGET YEAR 2015-16

ORG CODE: 6600
(Business Unit/Entity)

COBCP NO. 1

PRIORITY: 1

PROJECT ID: 00000000000702

(15 digits; for new projects, leave blank)

A. PURPOSE OF THE PROJECT:

The project will develop a new academic facility of approximately 57,000 gross square feet on a vacant site owned by Hastings College of the Law at 333 Golden Gate Avenue. The new academic facility will replace Hastings' existing primary academic facility, the original building at 198 McAllister Street, which encompasses approximately 76,000 gross square feet and was constructed in 1953. Total project costs are \$55.6 million lease revenue bond financing as follows: \$2 million for Performance Criteria and \$53.6 million for the Design-Build phase.

In 2014, Hastings conducted a preliminary pre-design study and cost analysis for the Academic Building Replacement project based upon general building core and shell development for private commercial construction in the urban San Francisco market. Consequently, the initial estimate was based upon high level space program data and market conditions in place in San Francisco at that time. While the approved project scope remains unchanged, final analysis and documented market research resulted in an understatement of project funding requirements.

After completion of the detailed program documents in December 2015, the program criteria was reviewed and evaluated and budget deficiencies were identified. The original cost analysis was based upon an above grade structure that did not consider the necessary program requirement that a portion of the building be constructed below grade. Other items identified during the programming phase include:

- The consideration of varying grades of the existing sidewalk and adjacent structures and connectivity to the new building.
- The potential for tiered classrooms.
- The preferred subgrade placement of the primary mechanical systems to maximize roof deck area for occupancy.
- Costs of excavation for shoring of the three surrounding buildings and sidewalk.
- Costs related to construction staging and transfer of materials, equipment or labor parking, and off site material storage.
- Costs related to tenant improvements, including: communications infrastructure necessary to support the technology needs of classrooms, maximization of building glazing to comply with the Governors Executive Order for sustainability requirements, minimum ceiling heights required for the various classroom types, higher interior partitions, and HVAC to support larger room volume.

The project as approved in 2015-16 estimated debt service cost of \$2.7 million annually beginning 2018-19. This supplemental appropriation would result in additional debt service costs of \$1 million annually, for an overall cost of approximately \$3.7 million General Fund annually, beginning in Fiscal Year 2018-19.

STATE OF CALIFORNIA						Budget Year 2016-17		
CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)						Proj ID: 0000000000000702		
FISCAL IMPACT WORKSHEET						BU/Entity: 6600		
Department Title:		HASTINGS COLLEGE OF THE LAW				Program ID: 5557		
Project Title:		Hastings Academic Building Replacement - Supplemental Appropriation				COBCP #: 1		
Program Category:		Critical Infrastructure Deficiencies - Existing				Priority: 1		
Program Subcategory:		Major Projects				MAMl: MA		
		Existing Authority	January 10 Action	April 1 Action	May 1 Action	Special Action	Net Legis Changes	Project Total
FUNDING								
bu-ref-fund-eny-year	ph	action						
6600-301-0660-15-15	PC	BA	1,958					1,958
6600-301-0660-15-15	DB	BA	34,888					34,888
6600-301-0660-16-16	DB	BA		18,750				18,750
								0
								0
								0
								0
								0
								0
								0
								0
								0
								0
								0
								0
TOTAL FUNDING			36,846	0	18,750	0	0	55,596
PROJECT COSTS								
Study								0
Acquisition								0
Preliminary Plans			1,958					1,958
Working Drawings								0
Total Construction			34,888	18,750	0	0	0	53,638
Equipment (Group 2)								0
TOTAL COSTS			36,846	18,750	0	0	0	55,596
CONSTRUCTION DETAIL								
Contract			29,728	17,841				47,569
Contingency			892	535				1,427
A&E			1,340	50				1,390
Agency Retained								0
Other			4,886	324				5,210
TOTAL CONSTRUCTION			36,846	18,750	0	0	0	55,596
FUTURE FUNDING			0	0	0	0	0	0
SCHEDULE								
Study Completion	mm/dd/yyyy		6/30/2014					
Acquisition Approval			n/a					
Start Preliminary Plans			7/1/2015					
Preliminary Plan Approval			10/1/2016					
Approval to Proceed to Bid			1/1/2017					
Contract Award Approval			5/1/2017					
Project Completion			6/30/2019					
PROJECT SPECIFIC CODES								
Proj Mgmt:			Location:					
Budg Pack:			County:					
Proj Cat:			City:					
Req Legis:			Cong Dist:					
Req Prov:			Sen Dist:					
SO/LA Imp:			Assm Dist:					

STATE OF CALIFORNIA		Budget Year 2016-17	
CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)		Proj ID:	000000000000702
FISCAL DETAIL WORKSHEET		BU/Entity:	6600
Department Title:	HASTINGS COLLEGE OF THE LAW	Program ID	5557
Project Title:	Hastings Academic Building Replacement - Supplemental Appropriation	COBCP #:	1
Program Category:	Critical Infrastructure Deficiencies - Existing	Priority:	1
Program Subcategory:	Major Projects	MA/MI:	MA
<p><i>Identify all items which fit into the categories listed below. Attach a detailed list if funding is included in this request. Provide descriptions and summary estimates for items for which you plan to request funding in the future. When possible, identify funding needs by fiscal year (BY+1 through BY+4).</i></p>			
PROJECT RELATED COSTS		COST	TOTAL
AGENCY RETAINED:			
TOTAL AGENCY RETAINED			0
GROUP 2 EQUIPMENT			
Furniture, fixtures, and equipment including instructional technology equipment			
TOTAL GROUP2 EQUIPMENT			0
IMPACT ON SUPPORT BUDGET		COST	TOTAL
ONE-TIME COSTS			
TOTAL SUPPORT ONE-TIME COSTS			0
ANNUAL ONGOING FUTURE COSTS			
Utilities and custodial services to be funded from existing budget allocations. Existing 198 McAllister facility is energy inefficient and has high maintenance cost, in particular the HVAC systems and the elevator.			
TOTAL SUPPORT ANNUAL COSTS			0
ANNUAL ONGOING FUTURE SAVINGS			
Utilities and maintenance expense savings could be achieved from operation of new/modernized facilities			
TOTAL SUPPORT ANNUAL SAVINGS			0
ANNUAL ONGOING FUTURE REVENUE			
Minor revenue streams could be achieved by having space rental opportunities to outside parties			

TOTAL SUPPORT ANNUAL REVENUE		0
STATE OF CALIFORNIA		Budget Year 2016-17
CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)		Proj ID: 000000000000702
SCOPE/ASSUMPTIONS WORKSHEET		BU/Entity: 6600
Department Title:	HASTINGS COLLEGE OF THE LAW	Program ID: 5557
Project Title:	Hastings Academic Building Replacement - Supplemental Appropriation	COBCP #: 1
Program Category:	Critical Infrastructure Deficiencies - Existing	Priority: 1
Program Subcategory:	Major Projects	MA/MI: MA

Project Specific Proposals: For new projects provide proposed Scope language. For continuing projects provide the latest approved Scope language. Enter Scope language in cell A110.

Conceptual Proposals: Provide a brief discussion of proposal defining assumptions supporting the level of funding proposed by fiscal year in relation to outstanding need identified for that fiscal year. (Also include scope descriptions for BY+1 through BY+4 in cell A110).

Hastings College of the Law requests an increase of \$18.8 million for the Academic Building Replacement project to incorporate necessary elements within the approved project scope identified during the initial programming phase, additional site work not previously identified, and to reflect current conditions in the construction services market. The Academic Building Replacement project was approved in 2015-16 at a total project cost of \$36.8 million lease revenue bond financing (\$2 million for Performance Criteria and \$34.8 million for the Design-Build phase). The project will develop a replacement academic facility of approximately 57,000 gross square feet on a vacant site owned by Hastings College of the Law at 333 Golden Gate Avenue, utilizing the Design-Build procurement method. The 333 Golden Gate academic facility will replace Hastings' existing primary academic facility, the original building at 198 McAllister Street, which encompasses approximately 76,000 gross square feet and was constructed in 1953. The proposed increase in project costs will allow the project to proceed on schedule to begin the Design-Build phase in January 2017, and completion is anticipated by December 2019.